

CULM GARDEN VILLAGE DELIVERY BOARD

MINUTES of a meeting held on 12 December 2025 at 10am

Meeting held via MS Teams

Present – Board Members

Cllr Nick Allan, Kentisbeare Parish Council

Helen Bone, Homes England

Cllr James Buczkowski, Cullompton Town Council

Alex Holburt, substituting for Dominic Fryer, Danescroft

Stuart Jarvis, Principal Transportation Planning Officer, Devon County Council

Cllr Steven Keable, Mid Devon District Council (Chair)

Ed Moffatt, Exeter Diocese

Steve Reardon, Cullompton Town Council

James Turner, Lightwood Land, Landowner Forum

Apologies for absence

Steve Havers, National Highways

Jonny Hill, National Highways

Jamie Hulland, Deputy Director Climate Change, Environment & Transport, Devon County Council

Phil Courtney, Kingacre

Rev Edward Hobbs, Vicar of St Andrews

Richard Foord MP

Cllr Dan Thomas, Cabinet Member for Highways, Devon County Council

Neil Woofenden, Kentisbeare Parish Council

Also present

Paul Brockway, Project Lead, Hyas Associates

Tina Maryan, Area Planning Officer, Major Projects Cullompton, Mid Devon District Council

Adrian Welsh, Manager Growth, Economy and Delivery, Mid Devon District Council

1. Welcome and introductions

The Chair welcomed everyone.

2. Minutes and Action Log from last meeting

The Minutes and Action Log were circulated before the meeting. There were no comments on the Minutes and Action Log.

Helen Bone is noted on the Minutes as sending apologies but did attend the September meeting.

Nick Allan requested that the reference to there being a constructive meeting with Kentisbeare Parish Council should be supplemented to add the subject of the meeting which was to agree the biodiversity gain along the east side of Dead Lane.

All the items in the Action Log are covered within the agenda for the meeting, except the Strategic Design Code and Phasing Delivery Strategy which were covered in detail at last meeting.

3. Transport & Movement updates

Town Centre Relief Road and cricket club relocation

The TCRR project is progressing well. Tenders will be going out shortly for the road construction and relocation of sports clubs. Land acquisition is also progressing well. The CPO is live with the period for objections expiring on 18 December. The project is now moving into the implementation stage. Enabling works will begin Jan/Feb next year, and construction is on target to start in summer next year and complete by end of 2027.

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DfT sent long list of questions on topics such as viability, deliverability and costs, which were answered and sent back to DfT. This process is the same for all the Large Local Majors schemes under review. A follow up meeting was also held with DfT. Information fact sheets on all the schemes have been sent to the Transport Minister. A decision is expected by the end of year or very early next year. Helen Bone had heard it is likely to be in the New Year.

Train Station

Network Rail have fully mobilised their team and are getting into contract for construction works. They are also starting to initiate a comms plan which hopefully will result much more regular updates. The MPs continue to be heavily involved and are keen to ensure the project is closely monitored. Works are expected to start in January 2027 with completion towards end of 2028.

4. Key workstream updates

Strategic Design Code and Phasing and Delivery Strategy work is ongoing.

Sports hub

A sports hub working group has now been set up, including sports clubs, governing bodies and political representation. A very positive and productive meeting was held in November to explore how the sports hub might work. The meeting focused on future governance and management arrangements and practicalities of delivery.

The key actions from the meeting were that further conversations will be held between the clubs, particularly on how they might work together, and between MDDC and the Devon Football Foundation who keen to consider the location for a new artificial pitch. More detail on the concept is going to be explored over the early part of next year with conclusions around deliverability expected by spring of next year. The work will be utilised in the Phasing and Delivery Strategy and to inform sports provision required for the live planning applications.

Community stewardship

A community stewardship working group meeting was held on the same day as the sports pitch working group meeting. It was a very positive meeting, covering community stewardship as a concept and then going on to consider the details of how community stewardship could work at the garden village. The discussion covered potential options for governance and management, and what the potential assets and opportunities would be,

e.g. public realm, GI, health and faith, and how it might drive and form placemaking at the garden village. The group also discussed potential funding routes, resources and additional work that needs to be done, as well as starting to look at management options, e.g. Town and Parish Councils, other bodies, and partnerships.

The key actions are to explore stewardship in more detail and review where information is held and how to pull it all together. All thought it was a good idea to continue with the working group, meeting every 2 months to maintain momentum. MDDC will be circulating slides from the meeting and a summary of notes and key actions.

At the last Board meeting Helen Bone had suggested meeting with Homes England experts on stewardship. A meeting took place which was very useful. Helen confirmed Homes England will continue to provide similar support going forward. In addition, garden communities will be able to take advantage of Homes England support being given to the New Towns programme. East Devon are thinking about a stewardship model for their new town and there can probably be some shared working and learning.

5. Project Overview & Delivery Plan

Project delivery plan review, key milestones and dependencies and risk register

The papers were circulated with the agenda. These documents probably need to be further updated, particularly in relation to the train station. Cllr Keable reported that was considerable frustration from the development industry on the lack of information on projects that are waiting for decisions from the government, and this lack of information is causing scepticism around delivery of infrastructure. A lot is happening in the background but little that can be announced as yet.

Homes England have confirmed further capacity funding to support the garden village project – thanks to Homes England.

6. AOB & close

Future meeting schedule dates are agreed as:

Thursday 19 March 2026 at 2pm

Friday 19 June 2026 at 10am

There is potentially a need to move the Friday meeting to allow for greater attendance. The project team will need to check Richard Foord MP if days other than Fridays suit him.

The Chair thanked everyone for attending.